



EDMONTON DESIGN COMMITTEE MINUTES

**Location: (Hybrid) Edmonton Tower, 03-340 / Google Meet
Tuesday, December 2, 2025**

MEMBERS:

C. Dorward, Chair
N. LaMontagne, Vice-Chair
J. Mills, Vice-Chair
D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce
R. Subramanian
S. Gibson

PRESENT:

C. Dorward, Chair

D. Brown
G. Freer
J. Monfries
K. Dieterman
K. Oxley
M. Tindall
N. Pryce

S. Gibson

ALSO IN ATTENDANCE:

A. Rowan, Urban Planning and Economy Department, EDC Administration
W. Sims, Urban Planning and Economy Department, Urban Designer
K. Bacon, Urban Planning and Economy Department, Planner

A. CALL TO ORDER AND RELATED BUSINESS

A.1. CALL TO ORDER

C. Dorward called the meeting to order at 4:01p.m.

A.2. ADOPTION OF AGENDA

MOTION: C. Dorward

Motion to adopt the December 2, 2025 Agenda, with the following revision:
Item C.2 will be presented as an informal presentation

SECONDED: D. Brown

The motion passed unanimously.

A.3. ADOPTION OF MINUTES

MOTION: C. Dorward

Motion to adopt the November 18, 2025 Minutes

SECONDED: D. Brown

A.4 REQUESTS TO SPEAK

None.

B. PROJECT SYNOPSES (Closed to the Public)

MOTION: C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item B.1.

SECONDED: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 4:04 p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: G. Freer

The motion passed unanimously.

The Edmonton Design Committee met in public at 4:21p.m

C. APPLICATIONS

FORMAL PRESENTATION (Open to the Public)

C.1 107 Street Mixed-use Apartment (DP)

Songlin Pan- SPAN

Motion of non-support: D. Brown

Seconded: G. Freer

While the Committee supports this development in principle with respect to scale and typology, there are a number of items that require significant review and refinement:

- Refine and better define the form and function of the roof garden area, establishing distinct access/walkway routes; open active use (e.g., courts) areas; and more intimate shaded passive gathering areas.
- Consider a revision to the overall exterior facade design, including further review and editing of the combination of materials selection, colours, and window selection. The project has too many elements and ideas on the exterior design, and is very “busy.” The design palette would benefit from better reflecting the historic character of the community.
- Review the competing geometries and datums on different elevations. For example, on the commercial facing elevations, the north elevation windows are different sizes with differing casement styles and different joints to align with different window alignments found on the rest of the building. Recommend simplifying or being more consistent across the exterior design.
- Consider reorienting or relocating the north stairwell to allow for an expanded commercial frontage on the north elevation.
- Consider relocating the parkade “doghouse” as it currently interferes with the proposed window placement, and runs parallel with the on-site pedestrian sidewalk and barrier-free parking.
- Reconsider replacing the horizontal brick banding with an alternate material and use the brick material at street level to better ‘ground’ the building and to provide a more durable material at ground level.
- Reconsider the shared amenity space, the size of the gym and party room are small and the practicality and useability of those spaces would be limited. Ideally larger rooms would be provided. Alternatively, more mindfully consider the needs of the building community.

- Encourage the inclusion of balconies which adds to overall quality of life for residents.
- Refine the commercial frontage along 109 Avenue and 107 Street to include site furniture (e.g., seat walls/benches, waste/recycle receptacles, bicycle racks, etc.) and features (e.g. decorative surfacing, pedestrian scaled lighting, planters, etc.) that promote animation, activity, and gathering within the public realm. The use of Parkland Pillar Birch in storefront areas along 109 Avenue should be reconsidered as this will screen store frontages. Note: the use of these trees along the parking lot edge may be a concern with respect to CPTED. The proposed sod strips and planting of Kelsey Dogwood along 107 Street frontage should be reconsidered with respect to establishing an active public realm and potential hardiness and maintenance issues.
- Consider the addition of landscape islands separating the service lane from the parking stalls and the removal of the proposed median island landscaping and strips of blue oat grass plantings, which will be impacted by vehicle/pedestrian movement and winter maintenance (e.g., snow removal/storage).
- Daycare use requires fenced outdoor space for children as per Provincial Regulation. Request the proponent review the requirement and confirm; as adding one now would significantly change the site plan as proposed.

For the Motion: K. Dieterman, M. Tindall, N. Pryce, K. Oxley, J. Monfries, D. Brown, S. Gibson, G. Freer, C. Dorward

CARRIED

MOTION: C. Dorward

That the Edmonton Design Committee meet in private pursuant to Section 29 (advice from officials) of the Access to Information Act (ATIA) for the discussion of item C.2.

SECONDED: D. Brown

The motion passed unanimously.

Edmonton Design Committee met in private at 5:26p.m.

INFORMAL PRESENTATION (Closed to the Public)

C.2 St Anthony's Apartment (DP)

Ignacio De Lorenzo- Claroscuro Architecture

N. Pryce left the meeting at 6:04p.m.

MOTION: C. Dorward

That the Edmonton Design Committee meet in public.

SECONDED: D. Brown

The motion passed unanimously.

The Edmonton Design Committee met in public at 6:14p.m

FORMAL PRESENTATION (Open to the Public)

C.3 Gem Building (DP)

Chris Vander Hoerk- Entr

Motion of support: G. Freer

Seconded: S. Gibson

The Committee welcomes this proposed development and the high standard of urban design applied, and appreciates the proponents responses to previous EDC Informal design discussions.

For the Motion: M. Tindall, S. Gibson, J. Monfries, K. Oxley, D. Brown, K. Dieterman, G. Freer, C. Dorward

CARRIED

D. OTHER BUSINESS

E. UPCOMING APPLICATIONS, CONFLICTS AND REGRETS, December 16, 2025

Regrets: None.

F. ADJOURNMENT

The meeting adjourned at 6:44p.m.

G. NEXT MEETING

Tuesday, December 16, 2025 at 4:00p.m. Hybrid.